

James Annett 9509 0411 0422 930 845 jannett@hockingstuart.com.au

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sale					
Address Including suburb and postcode	4/239 Burke Road, Glen Iris Vic 3146				
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### Indicative selling price

For the meaning of t	his price see cons	sumer.vic.gov.au/	underquoting
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Range between	\$800,000	&	\$850,000

#### Median sale price

Median price	\$710,000	Hou	se	Unit	х	Suburb	Glen Iris
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	6/47 Grant St MALVERN EAST 3145	\$830,000	20/10/2018
2	4/1 Howard St GLEN IRIS 3146	\$820,000	01/12/2018
3	2/34 Mcarthur St MALVERN 3144	\$805,000	27/10/2018

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - hockingstuart | P: 03 9509 0411 | F: 9500 9525





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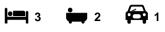
## hockingstuart

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**Indicative Selling Price** \$800,000 - \$850,000 **Median Unit Price** Year ending December 2018: \$710,000

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Rooms:

Property Type: Unit Agent Comments

## Comparable Properties



6/47 Grant St MALVERN EAST 3145 (REI)

Price: \$830,000 Method: Auction Sale Date: 20/10/2018

Rooms: -

Property Type: Unit

Agent Comments



4/1 Howard St GLEN IRIS 3146 (REI/VG)

**-**



Price: \$820,000 Method: Auction Sale Date: 01/12/2018

Rooms: -

Property Type: Unit

**Agent Comments** 



2/34 Mcarthur St MALVERN 3144 (REI/VG)

**9** 3

Price: \$805,000 Method: Auction Sale Date: 27/10/2018

Rooms: -

Property Type: Townhouse (Res)

**Agent Comments** 

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